Davidson-Took Variance



STAFF PRESENTATION

Planning Commission Public Hearing September 20, 2012



Introduction



Construction of a new 1,440 SF dwelling

- Variance No. VA2012-004
- 7-foot encroachment into 10-foot rear setback
- Exceed maximum permitted floor area limit of 1,100 SF by an additional 340 SF

Project located at 201 Sapphire Ave.

- Balboa Island
- Northwesterly corner of Sapphire Ave. and Park Ave.

Vicinity Map

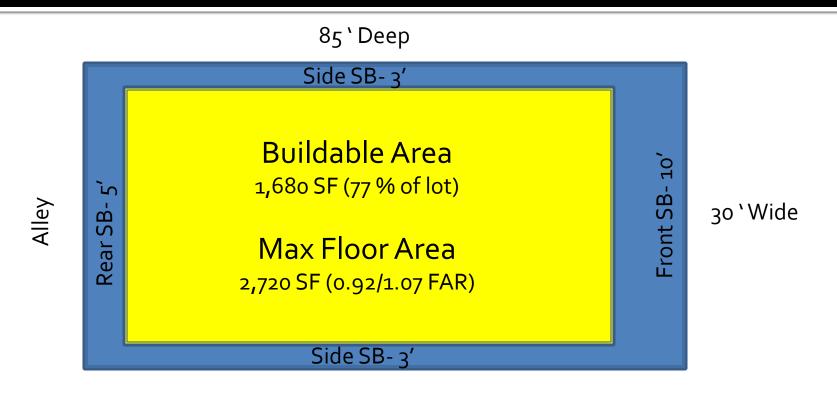




Lot Size Comparison



Typical Balboa Island Lot



Buildable Area = Lot Area – Setback Area

Maximum Floor Area = (Buildable Area x 1.5) + 200 SF

Subject Lot Standard Requirements

Side SB- 3'

Buildable Area
600 SF
(45 % of lot)

Max Floor Area
1,100 SF
(0.67/0.81 FAR)

Side SB- 3'

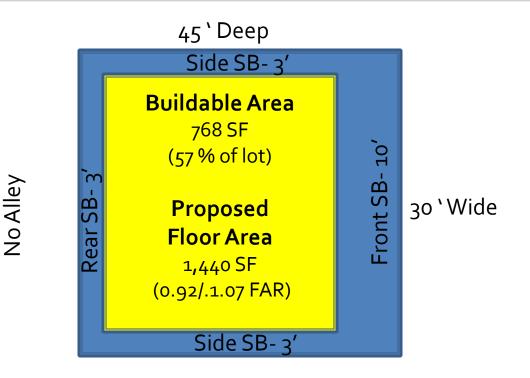
Side SB- 3'

Buildable Area = Lot Area – Setback Area

Maximum Floor Area = $(Buildable Area \times 1.5) + 200 SF$

No Alley

Subject Lot Proposed Setbacks and Floor Area

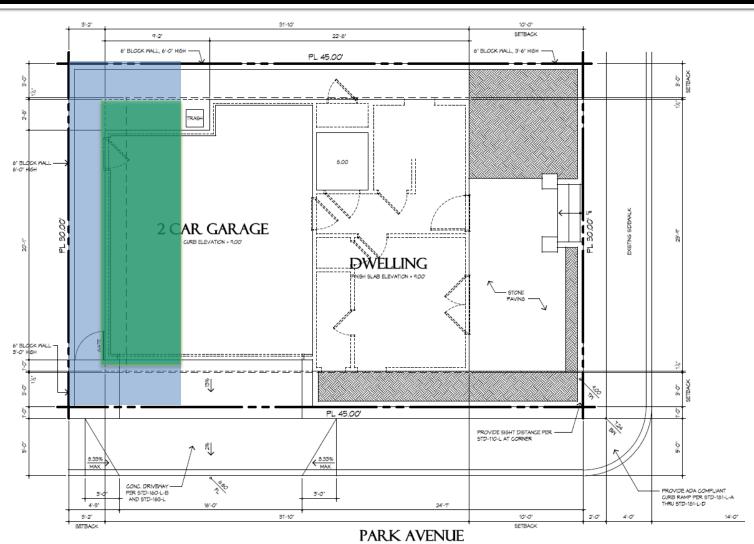


Buildable Area = Lot Area – Setback Area

Maximum Floor Area = $(Buildable Area \times 1.5) + 200 SF$

Site Plan





Variance Justification



- Sub-standard size lot w/ no alley access
- 10-foot rear setback creates a disproportionate reduction in buildable area
- 3' rear setback consistent w/ 3- side setbacks
- Proposed floor area is consistent FAR of typical lots
- Preserves property rights, while maintaining neighborhood compatibility

Recommendation



- Conduct a public hearing
- Adopt resolution approving Variance No. VA2012-004



For more information contact:

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